



Z-09-11-002

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: November 9, 2009

GENERAL INFORMATION

APPLICANT George Carr for Charles F. Wallington et al
HEARING TYPE Rezoning
REQUEST **RS-12** (Residential-Single Family) to
CD-RM-18 (Conditional District-Residential Multi-Family)
CONDITIONS 1. Uses: Limited to multi-family dwellings with a maximum density of 13 dwelling units per acre.
LOCATION **417 and 449 Guilford College Road**, generally described as the east side of Guilford College Road and north of Big Tree Way
PARCEL ID NUMBER (S) **00-01-0028-0-0893-00-031 and 00-01-0028-0-0893-00-017**
PUBLIC NOTIFICATION The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **35** notices were mailed to those property owners in the mailing area.
TRACT SIZE ~3.46 acres
TOPOGRAPHY Undulating
VEGETATION Wooded

SITE DATA

Existing Use Undeveloped

	Adjacent Zoning	Adjacent Land Uses
N	CD-RM-12 (Conditional District-Residential Multi-Family) and RM-12 (Residential Multi-Family)	Multi-family dwellings
E	CD-RM-12 (Conditional District-Residential Multi-Family)	Multi-family dwellings
W	RS-12 (Residential-Single Family) and RM-12 (Residential Multi-Family)	Undeveloped parcel and multi-family units
S	RS-12 (Residential-Single Family)	Undeveloped

Zoning History

Case #	Date	Request Summary
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This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Industrial RES 120 S.

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (RS-12)	Requested (CD-RM-18)
Max. Density:	3 dwelling units/acre	18 dwelling units/acre
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	Site drains to S. Buffalo Creek
Floodplains	A non-encroachment area is required for all non FEMA mapped streams. The non-encroachment area is either 30ft from top of bank or 5x's the channel width, whichever is greater.
Streams	50ft stream buffer required, first 30ft undisturbed, next 20ft max.50%BUA, no occupied structures allowed. A non-encroachment area is required for all non FEMA mapped streams. The non-encroachment area is either 30ft from top of bank or 5x's the channel width, whichever is greater.
Other:	If more than 1acre of disturbance is to take place, then Phase 2 rules apply. A BMP will be required for any disturbance over 1acre.

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100' and Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100' and Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements Acreage

Requirements

All trees 4" or greater DBH which are located within the required planting yards

Transportation

Street Classification	Guilford College Road – Major Thoroughfare.
Site Access	All access must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Guilford College Road ADT = 16,878 (2007).
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is a sidewalk project under design along Guilford College Road.
Transit in Vicinity	Yes, route 9, W. Market Street.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **CD-RM-18** (Conditional District- Residential Multi-Family) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Low Residential**. The requested **CD-RM-18** (Conditional District- Residential Multi-Family) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic

competitiveness and enhance quality of life in urban areas.

POLICY 4C.1: Establish standards for and promote new forms of compact development.
Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Comprehensive Plan Amendment History

Case #	Date	Request Summary
	N/A	

Applicant Stated Reasons for Request

This amendment is filed for the purpose of rezoning the subject property from RS-12 to RM-18 with a conditional use that the density will not exceed 13 units/ per acre. The change is requested to develop affordable multi-family for seniors. The conditional use of the 13 units per acre is in line with the future land use of low to moderate residential as indicated on the Connections 2025 Comprehensive Plan.

Explain in detail the conditions that you think may warrant a Plan Amendment – Per Applicant and Application

Per request application form:

The subject property, as detailed above, will be developed for affordable housing for seniors agents 55 and older and those with disabilities. CD-RM-18 with the conditional use of 13 units per acre is in district correlation to the future land use of moderate to low density and the subject property has RM-12 at all bordering areas as well as directly across the street.

COMPREHENSIVE POLICY PLAN ANALYSIS

Need for Proposed Change

Should the proposal be approved, a GFLUM Amendment will be required. The

requested proposed High Intensity Residential (RM-18) is not a significant change of the GFLUM. The surrounding areas are developed in similar manor and density as the request.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service) – N/A

Implications, if any, the Amendment may have for Other Parts of the Plan

There are no implications to the GFLUM since the surrounding area has already developed in the same manner as the proposed density. This use is compatible with the surrounding properties.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3) – N/A

PLANNING BOARD COMMENTS

The Greensboro Planning Board reviewed this request at their October 21, 2009 meeting and noted the following comments:

- This request makes sense based on the surrounding context that includes several multifamily and other non-residential developments in the area
- This request reflects the recent pattern of more intense land development in this area

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - No additional comments

Housing and Community Development

Planning

The subject site currently consists of a heavily wooded lot with undulating topography. The area immediately surrounding the subject site is in transition from single-family uses to multi-family dwelling units. The subject site is adjoined on 3 sides by multi-family dwelling units. The applicant proposes to construct multi-family dwellings at a density of 13 dwelling units per acre on the subject site which, with the condition on density, would make the proposed development more compliant with the density of the other multifamily developments surrounding it.

This rezoning request if approved will help promote a diverse mix of housing types, and densities in the general area which will meet the needs of present and future

Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. It will also ensure sound and sustainable patterns of land use, limit sprawl and provide for the efficient provision of public services and facilities as the City expands.

Staff believes that this request will be generally consistent with the requested Generalized Future Land Use Map (GFLUM). Staff is also of the opinion that the request will be compatible with the existing development and trend in the surrounding neighborhood, especially with the added conditions.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **CD-RM-18** (Conditional District-Residential Multi- Family) zoning district.